

TO LET



INDUSTRIAL/STORAGE UNIT 409A WARWICK ROAD, TYSELEY, B11 2LS



LOCATION

The premises are prominently located fronting the main Warwick Road (A41) immediately adjacent to Edwards Plumbing Supplies. The premises were previously occupied by Pumacas who have resited to larger premises

DESCRIPTION

The premises comprise a single storey industrial unit with storage and offices at first floor. It has vehicular access from Weston Lane and forecourt parking for 6 cars.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

INDUSTRIAL UNIT	3395 sq ft	315 sq m
FIRST FLOOR OFFICE/KITCHEN	605 sq ft	56 sq m
YARD TO WESTON ROAD	700 sq ft	65 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£25,000 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £19,000

Rates Payable 2019-2020: £9,329

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 128 (Band F). A copy of the certificate is available upon request.

INSURANCE

Building insurance to be obtained

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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